



GLASTONBURY TOWN COUNCIL

Minutes of Planning Committee held on 20th June 2023 at 7.00pm	
Councillors Present	R Cook, I Donfrancesco, S Henderson, L MacDougall, P Manning and M Smyth (Chair)
Apologies	Lokabandhu (Deputy Chair), Osborn
Absent	J Cousins and S Roney-Dougal
In Attendance	S Hallam (Committee Clerk)
Public Participation	N/A

8. Apologies.

Apologies were received from Cllrs Lokabandhu (prior engagement) & Osborn (prior engagement). These apologies was duly **NOTED**

9. Declaration of Interest.

Item 5(a& b) – Cllr Manning has bought advertising space on roundabout.

Item 5(d) – Whole Committee due to being a Town Deal Planning application.

Item 5(j) – Cllr Manning knows applicant.

10. To approve the minutes of the meeting of the Planning Committee held on 16 May 2023 (copy enclosed).

The minutes of the meeting held on 16th May 2023 were signed by the Chair as a true record of the meeting.

11. To consider the following correspondence received since the last meeting:

Planning Permission Approved by Mendip District Council

- (a) 2022/0018/HSE – Installation of replacement windows – Garthowen, Street Road, Glastonbury, BA6 9EG – Mrs Stitch – Householder Application.

(Cllr Smyth proposed, seconded by Cllr White and agreed (with 1 abstention) to recommend APPROVAL of this application).

- (b) 2023/0436/FUL – A polytunnel within a community garden and a chalet building within a B&B curtilage – 1 The Roman Way, Glastonbury, BA6 8AB – Juliet Yelverton – Full Application.

(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).

- (c) 2023/0349/VRC – Variation of condition 2 (Plans List) to alter internal and external dimensions and change materials on consent 2017/3109/FUL (Erection of 3 dwellings and 4 associated work units (sequential test info received 6/3/18 and amended description 10/4/18) – New Close Farm, Dyehouse Lane, Glastonbury, BA6 9LZ – Mr C White – Variation or Removal of Conditions.

(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).

- (d) 2023/0254/HSE – Retrospective application for a fence with timber arch, shed & garage door – The Hermitage, 5 Chilkwell Street, Glastonbury, BA6 8DJ – Mr Peter Eade – Householder Application.

(Members of the Public - Mr P Eade (Applicant) spoke about his application & Mr J La Trobe-Lewis (neighbour) spoke against the application with his concerns).

The Committee would like to refer this Application back to MDC to consider as some committee members declared an interest in the application so unable to discuss/vote on this application, but also feel the technicalities of the application needs consideration by an experienced Planning Officer).

- (e) 2023/0044/ADV – Erection of advertisement/sponsorship 4no. hoarding signs on roundabout – Street Record, Street Road Roundabout, Glastonbury – L Simms – Application to Display Adverts.

(Cllr Osborn proposed, seconded by Cllr MacDougall and agreed (5 for, 2 against and 1 abstention) to recommend APPROVAL of this application).

- (f) 2023/0434/HSE – Erection of rear single-storey extension and front porch – 9 The Close, Glastonbury, BA6 9HZ – Ms Snatt – Householder Application.

(Cllr White proposed, seconded by Cllr Cook and unanimously agreed to recommend APPROVAL of this application).

Planning Permission Refused

N/A

Planning Appeal

- (a) APP/Q3305/W/22/3311900 – Lowerside Lane, Glastonbury, BA6 9GY – Planning Application 2021/2466/OTS - Application for Outline Planning Permission with some matters reserved for the erection of up to 90 dwellings along with associated open space and infrastructure with details of access – Land at 349724 139873 Common Moor Drove, Glastonbury – Outline – Some Matters Reserved.

(GTC Planning Committee did not discuss this application in view of the Town Council owning neighbouring land on 3 sides of the application site. Councillors were informed that they can submit their comments directly to the planning authority if they so wish).

THE APPEAL WAS ALLOWED AND PLANNING PERMISSION HAS BEEN GRANTED.

- (b) 2022/1074/FUL – Retention of 3no. caravans for temporary 3 year use (re-submission)
– Adjacent to Unit 1, Station Works, Dyehouse Lane, Glastonbury – Mr C White.

Withdrawn

- (a) 2023/0423/CLP – Application for proposed lawful development certificate for conversion of existing garage building into ancillary accommodation – 31 The Archers Way, Glastonbury, BA6 9JB.

12. To consider the following planning applications received from Mendip District Council since the last meeting:

- (a) 2023/0366/ADV – Erection of advertisement/sponsorship 4no. hoarding signs on roundabout – Beckery Roundabout, Glastonbury – L Simms – Application to Display Adverts.
(Cllr Henderson proposed, seconded by Cllr MacDougall and agreed (with 1 abstention) to recommend APPROVAL of this application)
- (b) 2023/0839/ADV – Erection of advertisement/sponsorship 3no. hoarding signs on roundabout – Tin Bridge Roundabout, Glastonbury – L Simms – Application to Display Adverts.
(Cllr Henderson proposed, seconded by Cllr MacDougall and agreed (with 1 abstention) to recommend APPROVAL of this application).
- (c) 2023/0850/VRC – Variation of condition 2 (Plans List) to move development away from boundary wall on consent 2022/0217/HSE (Erection of office and store) – 21 Ferryman Road, Glastonbury, BA6 9BW – Mr & Mrs Boyd – Variation or Removal of Conditions.
(Cllr Donfrancesco proposed, seconded by Cllr Henderson and unanimously agreed to recommend APPROVAL of this application).
- (d) 2022/1981/FUL & 2022/1982/LBC – Repair & conversion of the former Bailey’s tannery and leather-working factory into multi-use workshops (revised info rec’d 22/05/23) – Former Bailey’s Tannery, Beckery Road, Glastonbury – Mr I Tucker – Full Application and Listed Building Consent. **(Revised Information received 22/05/23)**
(This application is part of Glastonbury Town Deal Fund – no discussion took place).
- (e) 2023/0624/FUL – Change of Use from C3 (dwelling) to sui generis self-catering holiday accommodation for mixed and family groups – 85 Manor House Road, Glastonbury, BA6 9DQ – Hongli Gong – Full Application.
(Cllr Cook proposed, seconded by Cllr Donfrancesco and unanimously agreed to recommend REFUSAL of this application, based on the following material considerations:-
- The development may cause traffic problems such as traffic generation, access or safety problems.
 - The proposal reduces the amount car parking available or provides insufficient parking space itself.

- Approval would create a precedent meaning that it would be difficult to object to similar proposals.
- (f) 2023/0906/FUL – Stopping up existing and creating new road access – Mollen Farm, Edgarley Road, Edgarley, Glastonbury – Ms Hui Yang – Full Application.
(Cllr Cook proposed, seconded by Cllr Henderson and unanimously agreed to recommend APPROVAL of this application).
- (g) 2023/0853/HSE – dropped kerbs across front of property - 13 Bere Lane, Glastonbury, BA6 8BD – Mr & Mrs Reiter – Householder Application.
(Cllr Donfrancesco proposed, seconded by Cllr Henderson and unanimously agreed to recommend APPROVAL of this application).
- (h) 2023/0958/HSE – Proposed erection of single storey gym outbuilding – 104 Bove Town, Glastonbury, BA6 8JG – Mr Gary McConnell – Householder Application.
(Cllr Henderson proposed, seconded by Cllr Donfrancesco and agreed (with 1 abstention) to recommend APPROVAL of this application).
- (i) 2023/1002/FUL – External covered walkway including platform lift for disabled access – Church of Our Lady of Glastonbury, Magdalene Street, Glastonbury – Clifton Diocese – Full Application.
(Cllr Henderson proposed, seconded by Cllr MacDougall and agreed (with 1 abstention) to recommend APPROVAL of this application).

SIGNED:	DATE:
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